018.0	0002	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	753,900 / 753,900
					USE VALUE:	753,900 / 753,900
					ASSESSED:	753,900 / 753,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
173		LAKE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	THOMPSON CHRISTINE R
Owner 2:	TENINBAUM GABRIEL H
Owner 3:	
Street 1:	173 LAKE STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	GHOSH ARINDAM -
Owner 2:	SANYAL PAROMA -
Street 1:	173 LAKE STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,700 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1938, having primarily Asbestos Exterior and 1866 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5700.000	328,400		425,500	753,900
Total Card	0.131	328,400		425,500	753,900
Total Parcel	0.131	328,400		425,500	753,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 404.02 | /Parcel: 404.0

Legal Description

User Acct 12499

GIS Ref

GIS Ref

Insp Date 04/09/09

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 018.0-0002-0005.0

!1497!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	328,800	0	5,700.	425,500	754,300	754,300	Year End Roll	12/18/2019
2019	101	FV	250,800	0	5,700.	452,100	702,900	702,900	Year End Roll	1/3/2019
2018	101	FV	250,800	0	5,700.	329,800	580,600	580,600	Year End Roll	12/20/2017
2017	101	FV	250,800	0	5,700.	287,200	538,000	538,000	Year End Roll	1/3/2017
2016	101	FV	250,800	0	5,700.	244,700	495,500	495,500	Year End	1/4/2016
2015	101	FV	244,800	0	5,700.	239,400	484,200	484,200	Year End Roll	12/11/2014
2014	101	FV	244,800	0	5,700.	196,800	441,600	441,600	Year End Roll	12/16/2013
2013	101	FV	244,800	0	5,700.	187,200	432,000	432,000		12/13/2012

PRINT

Date	Time
12/10/20	17:04:55

LAST REV

Date	Time
04/28/17	09:04:10
ekelly	
1497	

USER DEFINED

Prior Id # 1:	12499
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GHOSH ARINDAM,	1405-24		9/8/2011	Change>Sale	525,000	No	No		
ALLEN IRVING V/	1270-134		7/1/2003		453,000	No	No		
THIBAULT	1141-136		6/1/1995		175,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/29/2011	1556	Re-Roof	8,800					
5/3/2006	333	Renovate	3,000	C				GAR TO FFL

ACTIVITY INFORMATION

Date	Result	By	Name
6/27/2012	Left Notice	JBS	JOHN S
12/7/2011	MLS	EMK	Ellen K
4/9/2009	Meas/Inspect	163	PATRIOT
9/28/2003	MLS	MM	Mary M
11/13/1999	Inspected	256	PATRIOT
9/29/1999	Mailer Sent		
9/29/1999	Measured	243	PATRIOT
8/27/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5700		Sq. Ft.	Site		0	80.	0.93	1			Med. Tr	-10					425,519						425,500	

Total AC/HA: 0.13085 | Total SF/SM: 5700 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 425,519 | Spl Credit | Total: 425,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1938	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.33359373
Const Adj.:	0.94040596
Adj $ / SQ:	156.765
Other Features:	75655
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	403471
Depreciation:	75046
Depreciated Total:	328426

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

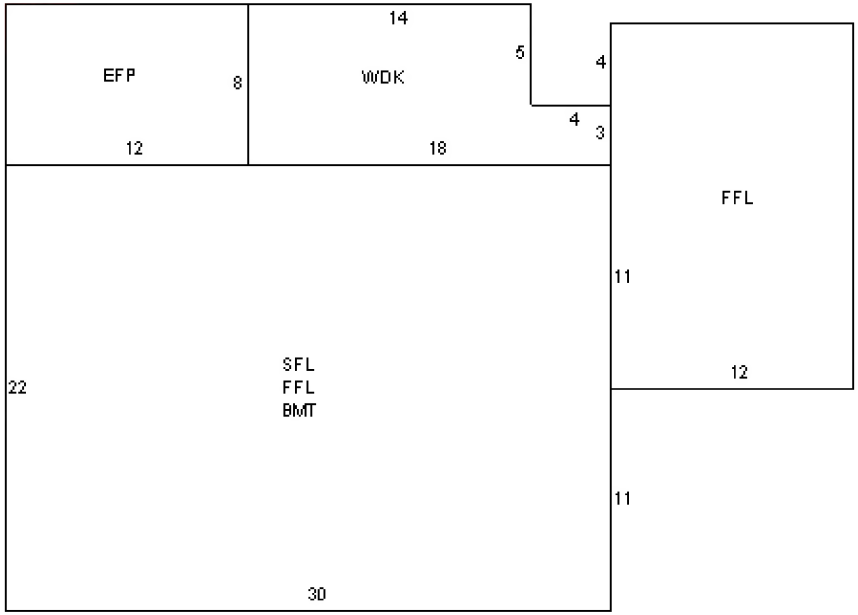
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	172.44
Special Features:	0	Val/Su Net:	135.93
Final Total:	328400	Val/Su SzAd	213.80

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	876	156.760	137,326
BMT	Basement	660	66.190	43,688
SFL	Second Floor	660	156.760	103,465
WDK	Deck	124	13.230	1,640
EFP	Enclos Porch	96	52.270	5,018

Net Sketched Area:	2,416	Total:	291,137
Size Ad	1536	Gross Are	2416	FinArea	1866
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	G	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	2000	0.00	T	15.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

018.0-0002-0005.0

IMAGE

AssessPro Patriot Properties, Inc